



# INDUSTRIAL & RETAIL SPACE

6000 MARKET STREET  
WILMINGTON, NC 28403



CAROLINA COMMERCIAL INVESTMENT PROPERTIES  
3808 PARK AVE, WILMINGTON, NC 28403  
910-297-9572

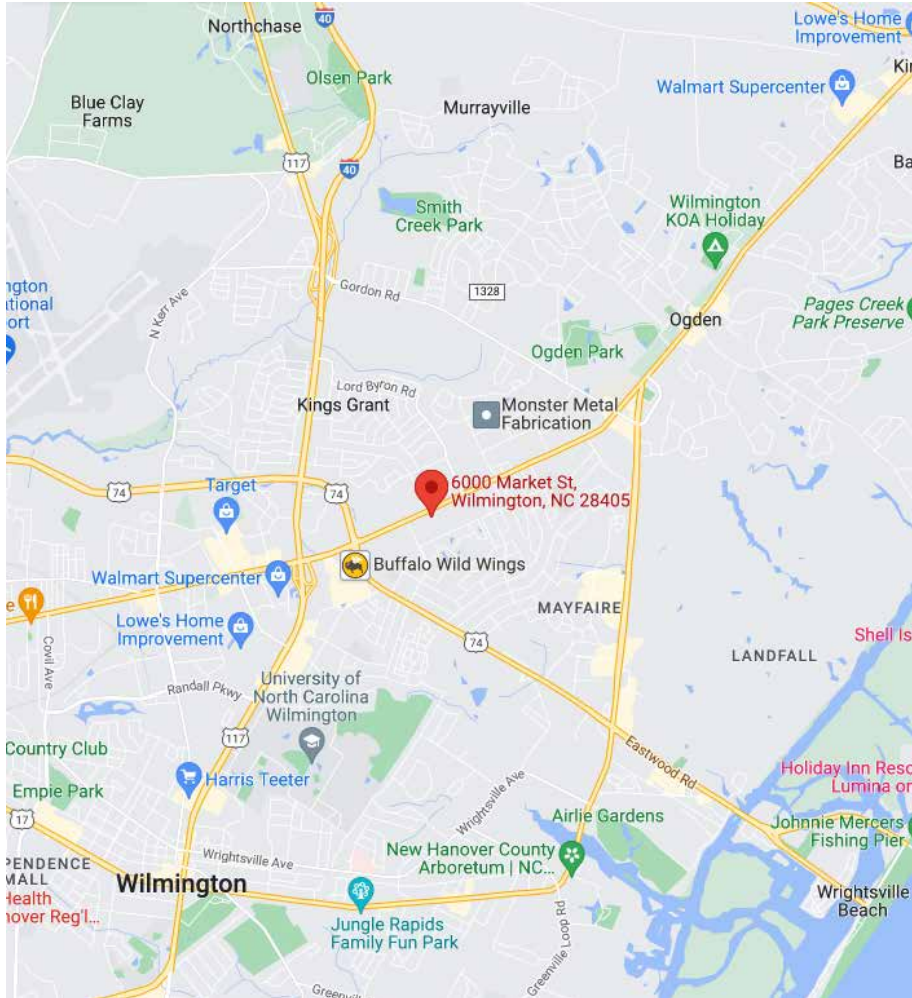
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# EXECUTIVE SUMMARY



Rare +/- 6.01 acres of Market Street Frontage. RBZoning. Site is made up of four parcels. Property generates nearly \$160,000 annually. Do Not Disturb tenants. Rent roll can be shared with CA. Call listing broker for details. Strategically located in the Car Dealer corridor of Market St this property is well suited for Auto Sales or Heavy Equipment sales/rentals. Property includes parcels:  
R05006-004-011-000,  
R05006-004-009-000,  
R05006-004-008-000,  
R05006-004-010-000

# PROPERTY INFORMATION

## GENERAL PROPERTY INFORMATION

<b>Listing ID:</b>	33159433	<b>Signage:</b>	Pilon and building
<b>Total Space:</b>	6.07 Acres	<b>Annual Taxes:</b>	\$29,000
<b>Asking Price:</b>	\$5,850,000	<b>Water &amp; Sewer:</b>	Municipal CFPUA
<b>Listing Price/SF:</b>	\$23.54	<b>Zoning:</b>	RB/ Permits
<b>NOI:</b>	\$130,798		Automotive uses
<b>Total Income:</b>	\$159,798		
<b>Total Expenses:</b>	\$29,000		
<b>Investment:</b>	Yes		
<b>Possession:</b>	Now		

## BUILDING DETAILS

<b>Building Status:</b>	Existing	<b>Building Size</b>	
<b>Land Size:</b>	6.07 Acres/ 265,135 SF	<b>(6000):</b>	+/- 6,000 SF
<b>Year Built:</b>	1980	<b>Building Size</b>	
<b>Occupancy Type:</b>	Multi-Tenants	<b>(6004):</b>	+/-4,800 SF
<b>Land Leases:</b>	7 Ground Leases		

# PROPERTY INFORMATION

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## AREA & LOCATION

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<b>Zoning:</b>	City of Wilmington: RB
<b>County:</b>	New Hanover
<b>Parcels:</b>	R05006-004-011-000, R05006-004-009-000, R05006-004-008-000, R05006-004-010-000
<b>Name:</b>	6000, 6004, 6008 & 6010 Market St, Wilmington NC
<b>Nearest MSA:</b>	Wilmington

# PROPERTY PHOTOS



# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS



# PROPERTY PHOTOS

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# DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	2,261	13,663	80,938
ESTIMATED HOUSEHOLDS	1,080	6,681	37,889
AVERAGE HH INCOME	\$53K	\$53K	\$60K
EMPLOYMENT	1,149	7,157	40,699

# RETAIL SUBMARKET OVERVIEW



# LOCAL INFORMATION



## LOCAL INFORMATION

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From the downtown river district and Riverwalk that skirts the storied Cape Fear River to the new and modern facilities that are remaking the riverfront's skyline, Wilmington, NC is a must-see southern destination. Rivaling Charleston and Savannah in its charm and history and voted America's Best Riverfront, Wilmington serves as the portal to all this area has to offer. You'll love Wilmington's riverfront, historic neighborhoods and everything in between.

**Location:** Wilmington is located on the coast of North Carolina with island beaches Carolina Beach, Kure Beach and Wrightsville Beach nearby. It is about an hour from Jacksonville, NC, 2 hours from Raleigh, NC and an hour and a half from Myrtle Beach. Wilmington has easy access to major highways such as HWY 74, I-40 and HWY 17.

**Attractions:** Wilmington is full of attractions like the historic district, shopping and nightlife, downtown cuisine, historic tours and cruises, arts, theater, parks, gardens and midtown shopping, dining and family fun.



# CONTACT INFORMATION



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